

# Independent Building Inspection Report (Pre Purchase Comprehensive)

Complies with Australian Standard AS 4349.1-2007

Inspected by:	Arthur Bell (Building Reg. Number - 14236)
Date of Inspection:	Wednesday, 18 October 2017
Customer Name:	Mr A.N Other
Property Address:	22 Happy Valley Nice Town WA
Job number	ABE 1715



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# 1. General Information

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## 1.1 Address of Property

- 

## 1.2 Client Name

- 

## 1.3 Client Address

- 

## 1.4 Client Contact Details

- Mobile:
- Home: N/A
- Email:

## 1.5 Type of Inspection

- Pre Purchase Comprehensive.

## 1.6 Inspection Date

- Wednesday, 18 October 2017

## 1.7 Power On

- Yes

## 1.8 Gas On

- Yes

## 1.9 Water On

- Yes

## 1.10 Weather Conditions

- Sunny

## 1.11 Property Type

- Roof Type – Colorbond steel
- External Walls – Rendered cavity brick
- Internal Walls - Hard wall plaster cavity brick

- Window Frames - Aluminium
- Floors - Concrete
- Ceilings – Plasterboard internal hardiflex and pine cladding external
- Floor Coverings – Carpet and tiles
- Furnished or Vacant - Furnished

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## 2. Conclusion

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The purpose of the inspection is to identify defects and safety hazards associated with the property at the time of inspection. The inspection and report is limited to a visual assessment of the building in accordance with appendix C AS4349.1-2007.

The overall condition of the building has been compared to similar constructed buildings of approximately the same age.

### 2.1. Inspectors Comments

House is in very good condition and above average. Some BCA non-compliant issues are apparent however they can be remedied.

### 2.2. Major Defects

No apparent major defects visible

### 2.3. Minor Defects

Some minor defects are visible

### 2.4. Overall Condition

Above average

### 2.5. Non-Compliant

None compliant issues as below

- a. Insulation to roof
- b. Missing weep holes to some areas
- c. Ventilation to toilets and possibly bathrooms.
- d. Broken collar tie to first floor roof.

### 2.6. How Quickly Should The Recommendations Be Implemented.

ASAP

### 2.7. Recommendation for Further Inspection.

No

Please note that this is a general summary only and cannot be relied upon on its own but must be read in conjunction with the report in its entirety.

## 3. Definitions

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### 3.1. Primary Elements

Means those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term 'Primary Elements' also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

### 3.2. Secondary Elements

Means those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

### 3.3. Finishing Elements

Means the fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term 'Finishing Elements' does not include furniture or soft floor coverings such as carpet and lino.

### 3.4. Structure

Means the loadbearing part of the building, comprising the Primary Elements.

### 3.5. Structural Damage

Means a significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

- (a) Structural cracking and Movement – major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.
- (b) Deformation – an abnormal change of shape of Primary Elements resulting from the application of load(s).
- (c) Dampness – the presence of moisture within the building, which is causing consequential damage to Primary Elements.
- (d) Structural Timber Pest Damage – structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

### 3.6. Conditions Conductive To Structural Damage

Means noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.



### 3.7. Significant Defect

Means a matter, in view of the age and type of the building being inspected, requires substantial repairs or urgent attention and rectification or a defect of sufficient magnitude where rectification works have to be carried out in order to avoid unsafe conditions and loss of utility and deterioration of property.

### 3.8. Client

Means the person or persons, for whom the Inspection Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

### 3.9. Inspector

Means a person, business or company who is qualified and experienced to undertake a Standard Property Inspection Report in accordance with Australian Standard AS 4349. "Inspection of Buildings. Part 1: Property Inspections – Residential Buildings". The consultant must also meet any Government licensing requirement, where applicable.

### 3.10. Above Average

The overall condition is above that of dwellings of approximately the same age and construction. Most items are well maintained and show a reasonable standard of workmanship.

### 3.11. Accessible Area

Is an area of the property which can be accessed safely for the means of the inspection.

### 3.12. Average

The overall condition of the property is consistent with that of dwellings the same age and construction which will possibly show items of maintenance being needing done.

### 3.13. BCA Non-Compliance

A defect or possible defect identified during construction or recently completed buildings that in the inspector's opinion should be in accordance with the Building Codes of Australia or the relevant Australian Standards or manufacturer's recommendations.

### 3.14. Below Average

The building or its parts show some significant defects and or poor non-tradesman like workmanship.

### 3.15. Further Investigation

A defect or possible defect that in the inspector's opinion requires further investigation.

### 3.16. High

The frequency of defects is beyond the inspector's expectations when compared to buildings of the same age that have been reasonably maintained.

### 3.17. Low

The frequency of defects is lower than the inspector's expectations when compared to buildings of the same age that have been reasonably maintained.

### 3.18. Minor Defect

Any defect other than what is described as a major defect.

### 3.19. Not Inspected

Item not inspected due to inaccessibility, safety reasons or lack of power.

### 3.20. Satisfactory

Functional with no obvious signs of defect.

## 4. Inspections Results

---

### 4.1. Roof External

#### 1. Satisfactory.

- a. The bargeboard to the rear of the garage would benefit from being correctly painted.
- b. The fascia to the return nib on the North elevation has moved away from the eaves sheet. This should be pushed back into place.

### 4.2. Walls External

#### 1. No significant defect.

- a. It was noted that no weepholes are apparent at paving level this is not an Australian standard however it is good building practice to have them.
- b. It was noted that no weepholes are apparent at first floor slab level. The AS 3700 – 2011 section 4.7.2 suggest that weepholes should be spaced around areas which have cavity flashings not more than 1.200 centres. This is classed as BCA not compliant.
- c. It was noted that weepholes had been installed above the windows and a tidy cover has been used to make the weepholes aesthetically pleasing however the weepholes above the dining area on the South elevation have not been tidied up and are protruding the render.
- d. Cracking to render in various areas. This is deemed to be shrinkage cracking only and classed as a minor defect.
- e. Some paint missing from the render to the top of the service duct stack on the North elevation and the return roof nibs to the lounge area.

Because the weepholes have not been installed does not necessarily mean the flashings are missing. Some builders and their clients believe that holes in rendered or textured walls look aesthetically unappealing and leave them out for this reason.

### 4.3. Gutters and Downpipes

#### 1. No significant defect.

- a. Some water lying in the gutters to the alfresco and kitchen areas South elevation. Because gutters are installed level in WA this occurrence is common and not deemed as a fault. Check gutters regularly to ensure they are kept free of vegetation.
- b. Downpipe direct base connection to rear of garage appears to be faulty causing an area of the soil below the paving to erode. Repair fault and make good eroded soil.

#### 4.4. Roof Internal

##### 1. No significant defect.

- a. It is evident that the insulation currently installed needs to be adjusted so it abuts the structure of the building and its members (ceiling joists). It is currently scattered and not uniform. This is non-compliant with the BCA part 3.12.1.1.
- b. Manhole will benefit from being structurally framed on all four sides. Currently only two sides have timber framing.
- c. One of the collar ties spanning between 2 common rafters is broken and requires replacement. In its current state it does not meet AS 1684.2 2010.

#### 4.5. Walls Internal

##### 1. Above average.

#### 4.6. Ceilings Internal

##### 1. Above average

#### 4.7. Floors

##### 1. Satisfactory.

- a. Some dampness shown up on the damp meter to the floor of the alfresco directly in front of the West facing sliding external door. I believe this is because the window and slider drainage holes externally have been covered by the high paving. Because this area although being internal is classed as an uninhabitable area and not covered by the same legislation as the habitable areas of the house.

#### 4.8. Crawl Space

##### 1. N/A

#### 4.9. Windows

##### 1. No significant defect.

- a. Sliding door as above has possible issues with ingress of water.
- b. Bi-fold doors to the alfresco are in good working order but have a damaged handle to the centre door.

#### 4.10. Doors Internal and External

##### 1. No significant defect.

- a. The rear garage door frame hanging side appears to have moved away from the wall slightly. This has caused some damage to the render on the bottom inside of the garage. The cause may be due to it opening out over and being caught by the wind at some stage. This should be re secured using mechanical fixings to prevent further deterioration. The pin to the top hinge has been installed upside down.
- b. Some door frame buttons are missing which can cause door rattle. This is a minor issue and can be rectified through maintenance.
- c. Some door stops (bumpons) are missing these are easily installed and protect both handles and walls from being damaged.

#### 4.11. Outhouses or Sheds

1. Satisfactory

#### 4.12. Fences and Gates

1. Satisfactory

#### 4.13. Stairs and Handrails

1. Satisfactory

#### 4.14. Electrical Panel

1. Satisfactory

#### 4.15. Gas Main

1. Satisfactory

#### 4.16. Exterior Taps

1. Satisfactory

#### 4.17. Kitchen and Alfresco Kitchen.

1. Cabinets – Above average
2. Bench Tops – Above Average
3. Sinks – No hot water to alfresco sink.
4. Appliances – Rangehood to the alfresco not operational at the time of the inspection.
5. Plumbing – No hot water to alfresco sink.

#### 4.18. Bathroom

1. Cabinets – Above average
2. Bench Tops – Above average
3. Basins – Above average
4. Shower - Satisfactory
5. Bath – N/A
6. Tiles – Above average
7. Plumbing – Satisfactory
8. Extractor Fan – Not connected to external air. An open window during showering may satisfy BCA 3.8.5 performance requirements but the calculation formula would need to be applied to establish this. Most builder's flume to outside air as a matter of course.

#### 4.19. Ensuite

1. Cabinets – Above average
2. Bench Tops – Above average
3. Basins - Satisfactory
4. Shower - Satisfactory
5. Bath – Above average
6. Tiles – Above average
7. Plumbing – Satisfactory
8. Extractor Fan – As 1.18.8.

#### 4.20. Toilets to Ground Floor, First Floor and Ensuite.

1. Toilets – Satisfactory
2. Basins – Satisfactory
3. Extractor Fans – Not connected to external air. The toilets to the ground floor and ensuite do not have any windows and need to be connected to external air via ducting and vents. They currently don't satisfy the BCA 3.8.5 performance requirements. Two roof vents are in position in the first floor roof void which may be used for the two toilets fans on the first floor however the ground floor toilet appears to be without vent.

#### 4.21. Laundry

1. Cabinets – Above average

2. Trough – Satisfactory
3. Plumbing - Satisfactory

#### 4.22. Garage

1. The garage door would benefit from being re-programmed to slow the downward movement and prevent it hitting the ground with a thud.
2. Some dampness monitored on the wall above the floor right of the shopper door. No apparent reason why may be from water spilled in the garage.

#### 4.23. Air Conditioner

1. Satisfactory
  - a. Air con units have not been chained and attached to the wall as per requirements.

#### 4.25. Lights and Switches

1. Satisfactory
  - a. Two of the downlights to the office appear to be hanging down slightly from the ceiling.
  - b. Light to alfresco not working most probably needs new globe.

#### 4.26. Power Points

1. Satisfactory RCD trip switch satisfactory.

#### 4.27. Smoke Detectors

1. Satisfactory

#### 4.28. Hot Water Systems

1. Satisfactory

#### 4.29. Electrical Panel

1. Satisfactory

#### 4.30. Gas Main

1. Satisfactory

#### 4.31. Site

1. Above average

- a. Some minor cracking to the paving in front of the laundry but only caused by shrinkage and not deemed major.

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## 5. Photographs and Inspection Results

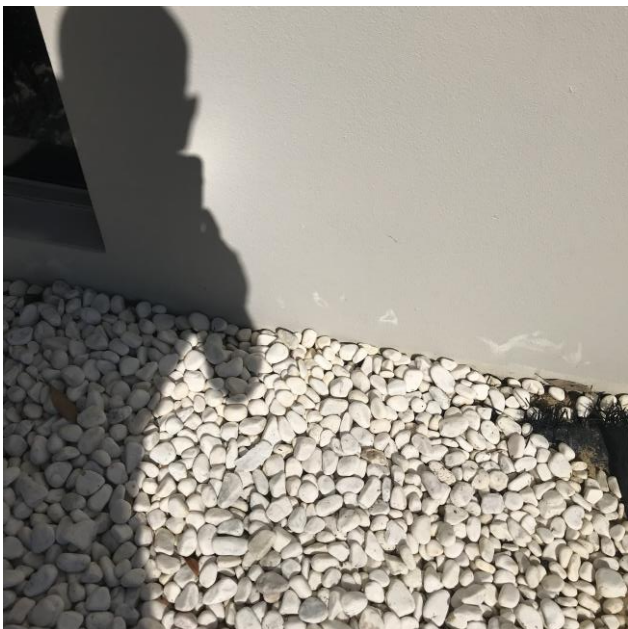
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4.1.1b. Roof External fascia movement



4.1.1a. Roof external Bargeboard



4.2.1a. Weepholes



4.2.1b. Weepholes





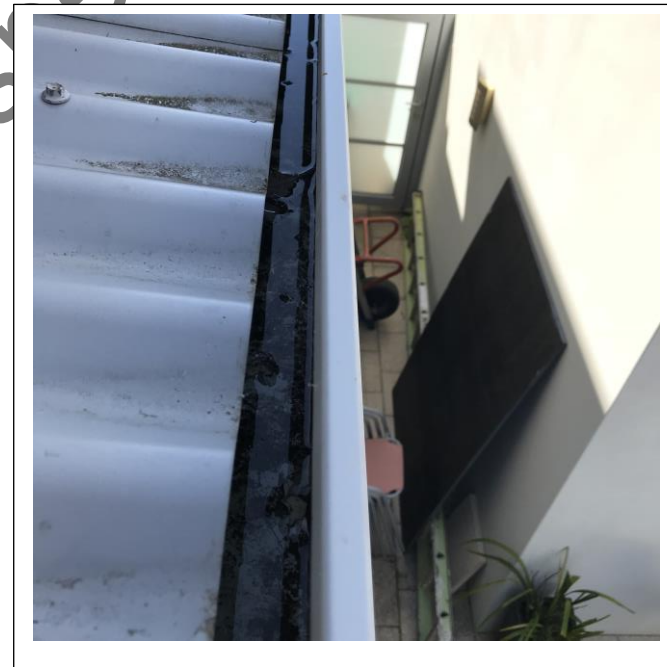
4.2.1c. Weepholes



4.2.1d. Minor cracking



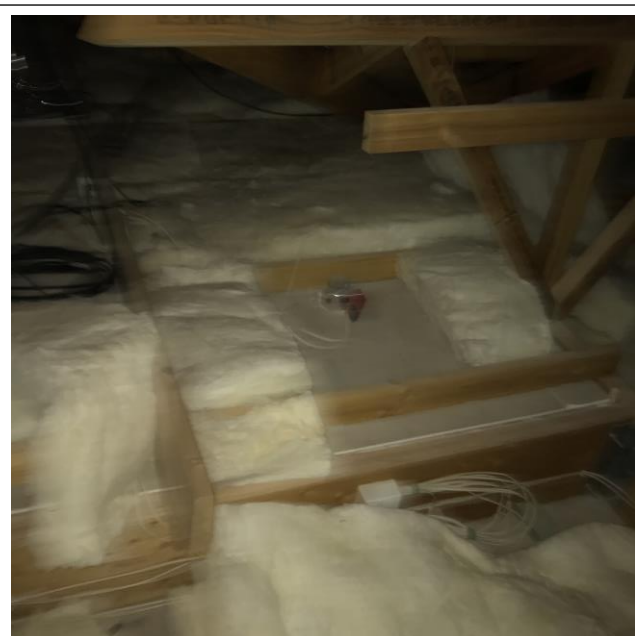
4.2.1d. Minor cracking



4.3.1a Gutters



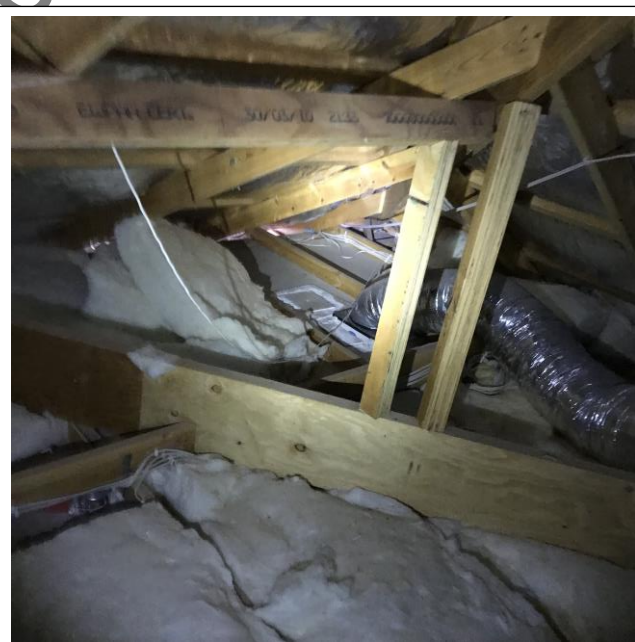
4.3.1b. Garage downpipe



4.4.1a. Insulation

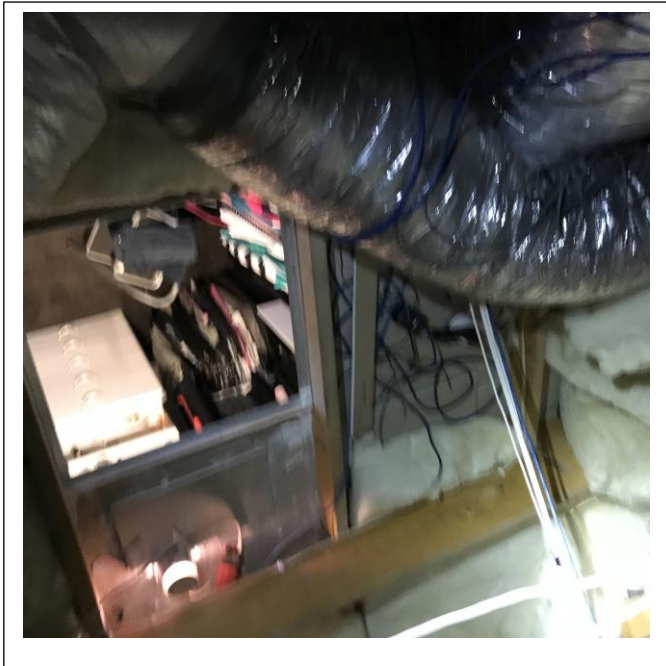


4.4.1a. Insulation

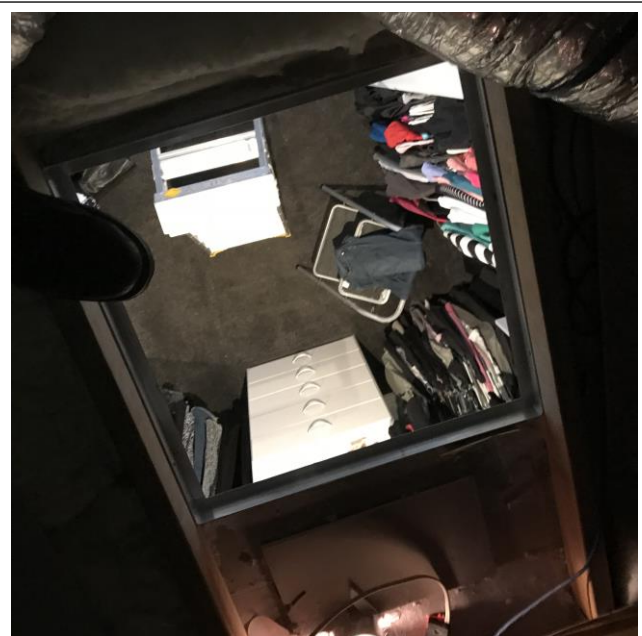


4.4.1a. Insulation

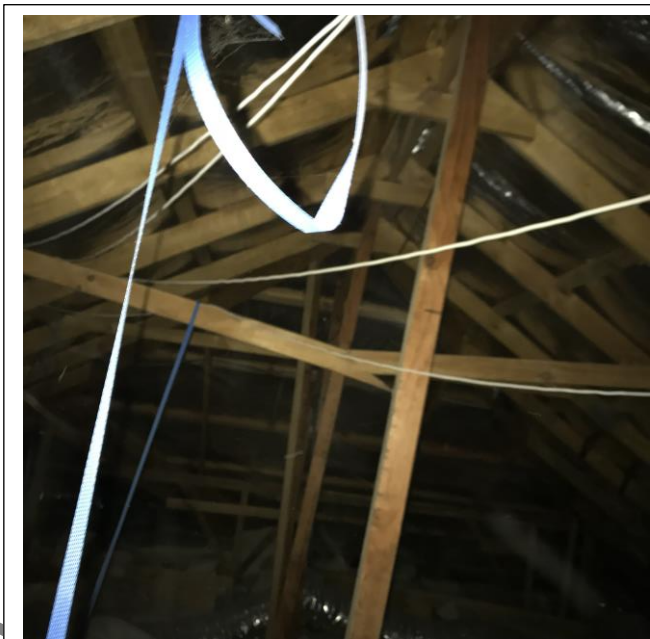




4.4.1a. Insulation



4.4.1b. Manhole access frame



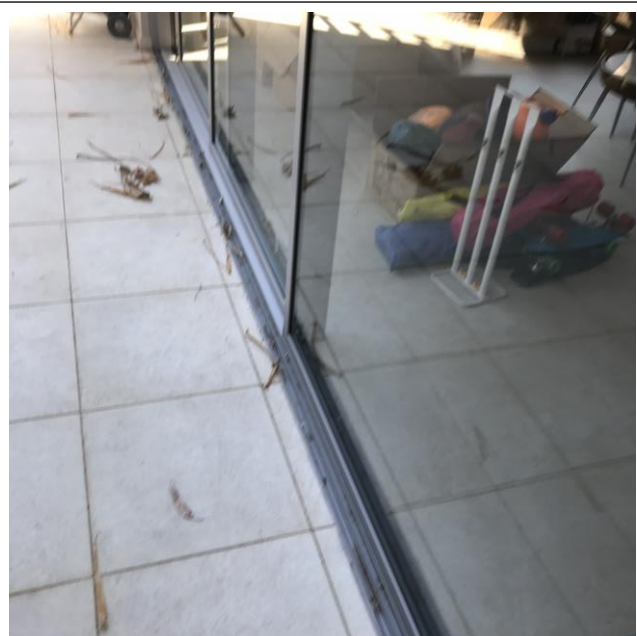
4.4.1c. Collar Ties



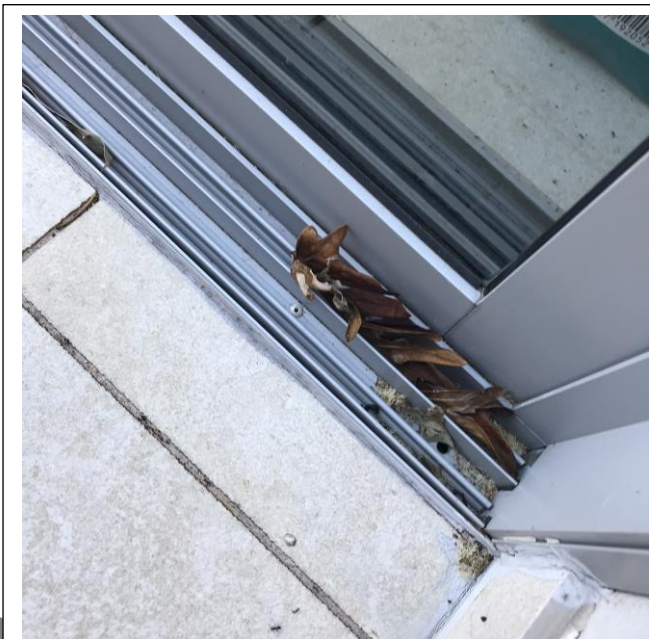
4.7.1a. Dampness to floor in alfresco



4.7.1a Sliding door to alfresco



4.9.1a Sliding door to alfresco

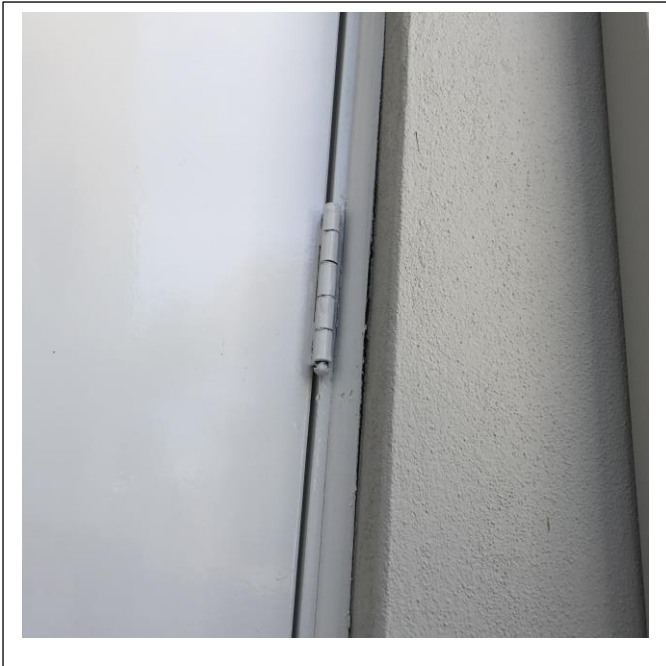


4.9.1a Sliding door to alfresco



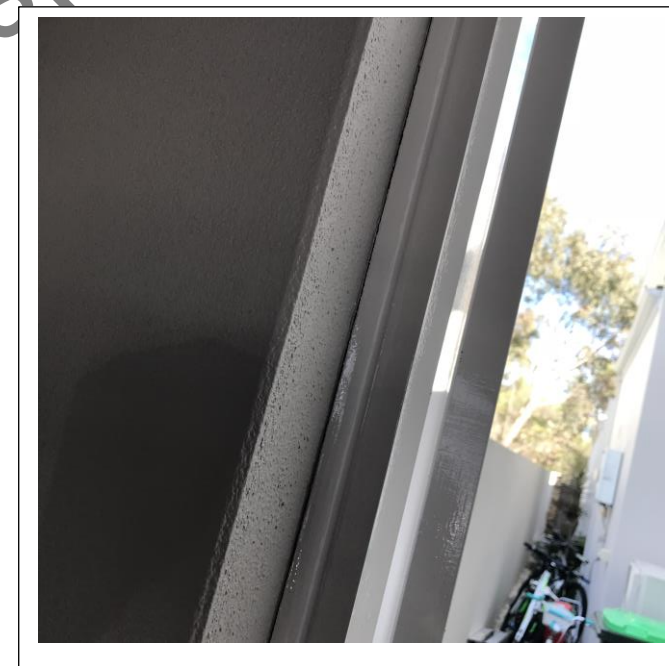
4.9.1b. Bi-fold doors





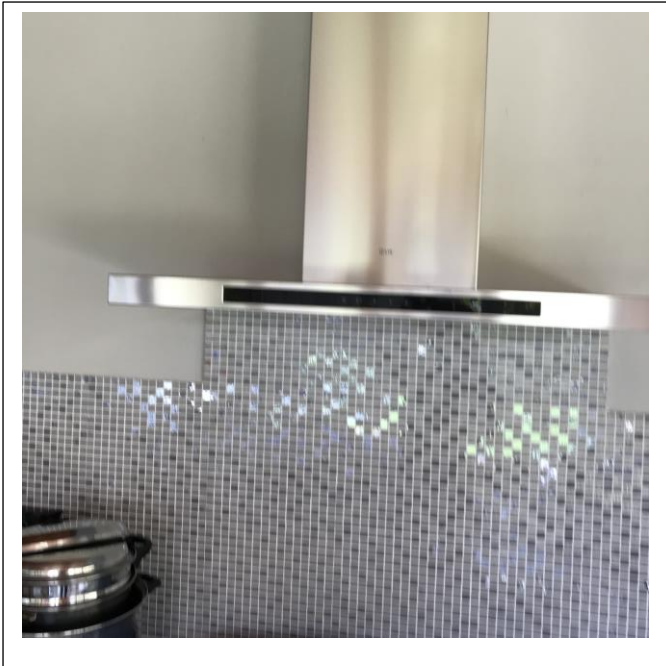
4.10.1a Rear garage door

4.10.1a Rear garage door



4.10.1b. Missing door frame buttons

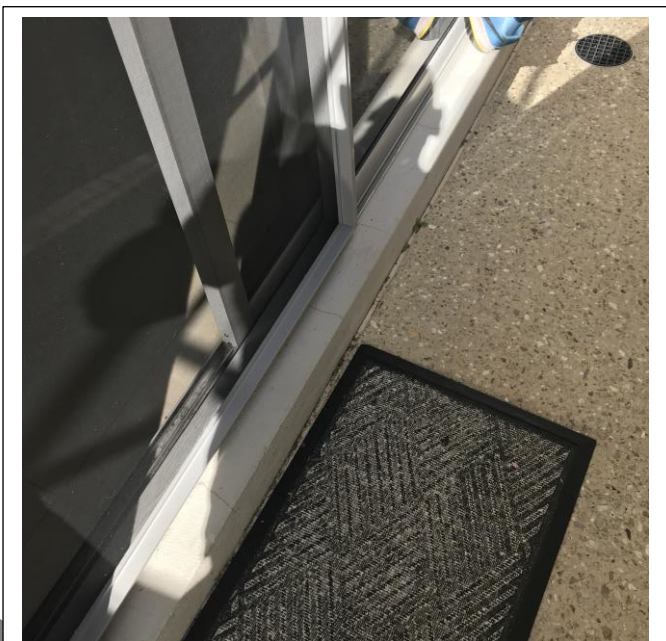
4.10.1a from inside



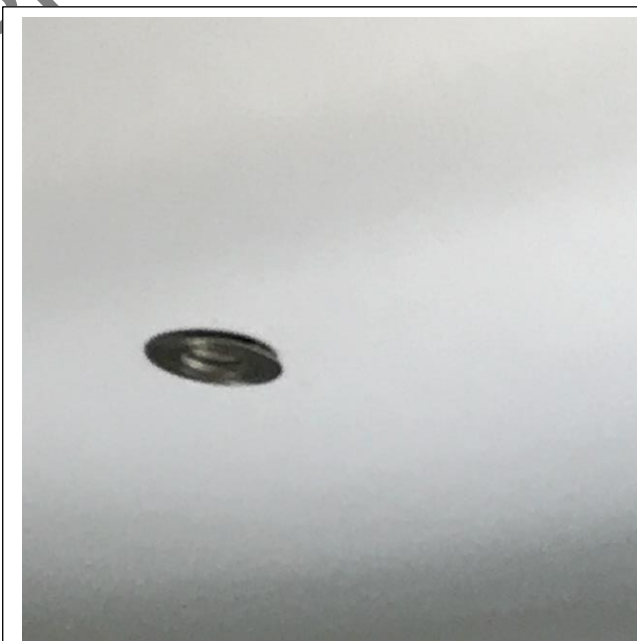
4.17.4. Rangehood to alfresco not operational



4.22.2. Dampness to garage wall near shopper door

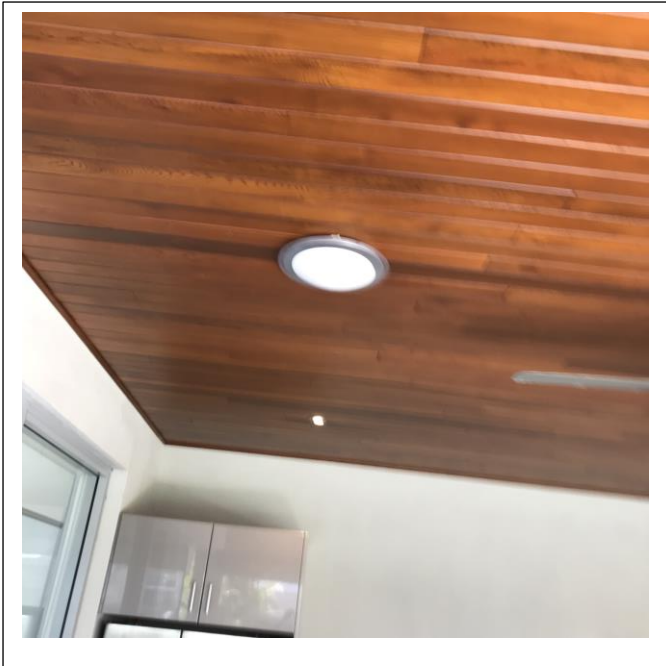


4.31.1a Minor cracking to paving at laundry door.



4.25.1a.Lights to office





4.25.1b Light to alfresco.



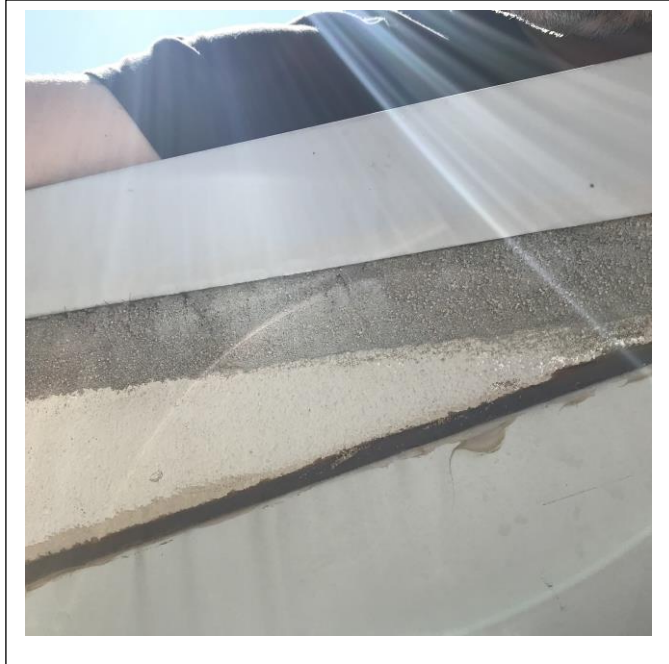
4.23.1a.No chains on air conditioning units



Gas meter good no smell of gas



4.2.1e. Top of service stack not painted



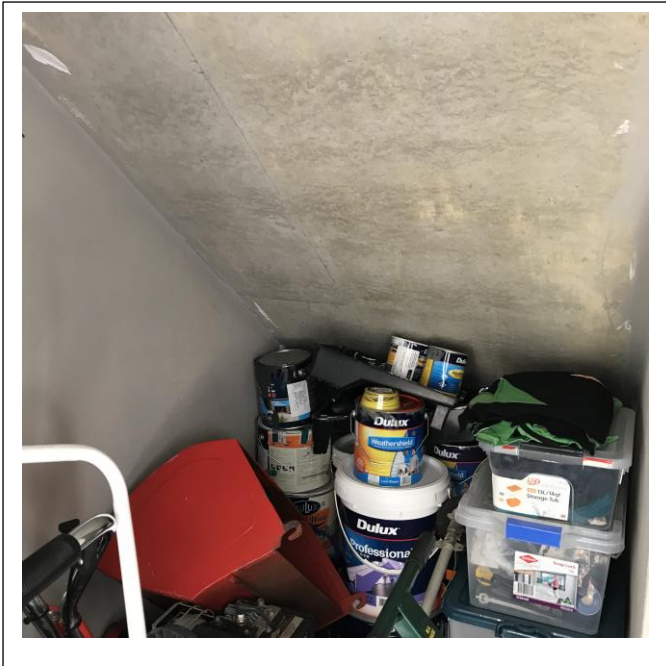
4.2.1e.Return nib to roof above lounge not painted

4.2.1e Ditto to opposite site of roof

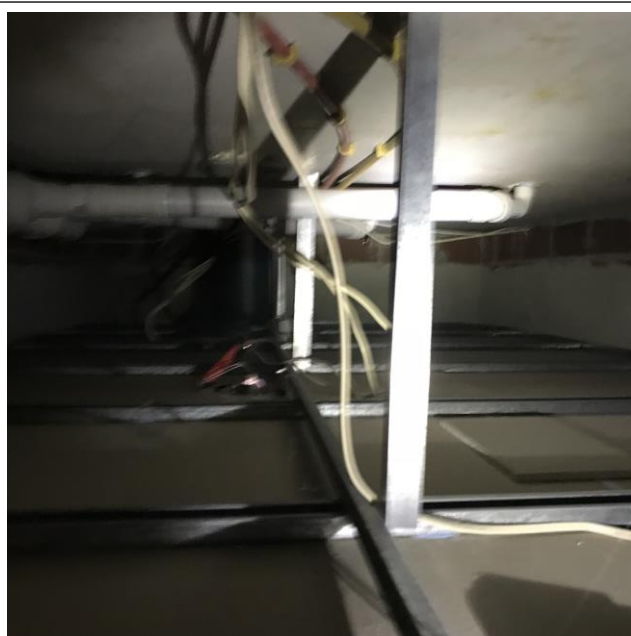


Electric meter boog good





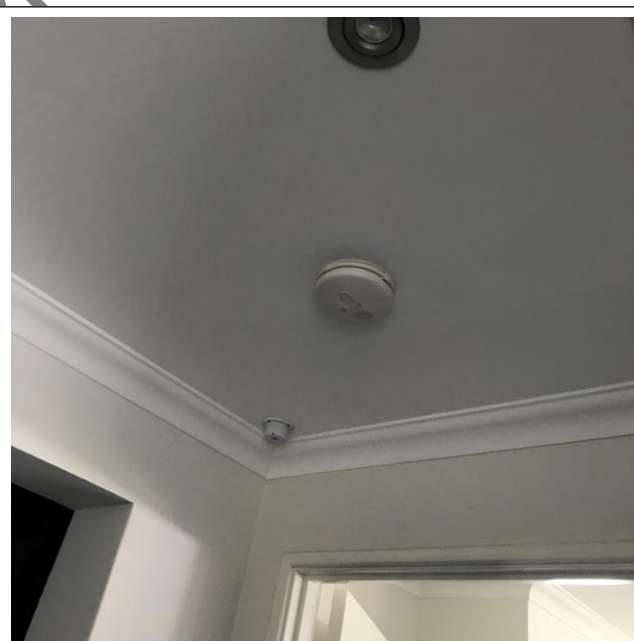
Store room Good



Ceiling void above laundry showing service pipes



Smoke detector in good working order



Smoke detector in good working order

## 6. Terms and Conditions of Service

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### 6.1 Inspection Agreement

The client upon making the booking for a property inspection or other services, fully acknowledges having been given the opportunity to read the Terms and Conditions of Service. The client is deemed to have agreed to the conditions prior to the inspection commencing. The agreement sets out specific limitations on the scope of the inspection and on limits that apply in carrying it out.

The report remains the full property of Abel Building Inspections until paid for in full. We do not provide credit facilities. Reminder notices will be charged at \$50.00 each.

### 6.2 Purpose of Inspection

The purpose of the inspection is to provide advice and information to the purchaser or other interested party regarding the condition of the property on the date and at the time of the inspection. The report makes no judgement on value or personal circumstances. The property report is deemed to satisfy AS4349-1 2007 - Inspection of Buildings. The report should not be seen as an all-encompassing report dealing with a building from every aspect. Rather, it should be seen as a reusable attempt to identify any defects visible at the time

### 6.3 Scope of Inspection

Unless specified in writing, this Standard Property Inspection Report ("the Report") deals only with the detection, or non-detection of Structural Damage, Conditions Conducive to Structural Damage and any Significant Defect in the general condition of Secondary Elements and Finishing Elements discernible at the time of inspection. All other reports are Special-Purpose Inspection Reports.

As requested by the Client, the inspection assessment was based solely on the following inspection carried out by a Building Consultant ("the Consultant") of the Readily Accessible Areas of the property specified in this report:

A visual examination of surface work (but excluding furniture and stored items), and the carrying out of Tests (see Limitation No 1 below).

An inspection report, which may include Option 1 as well as the particular requirements of the Client, which are specified and attached to this document, where applicable.

NOTE. If the inspection was limited to assessing the interior of a particular unit or lot, the Client may have additional liability for defects or faults in the common property. This additional liability can only be addressed through the undertaking of a special- purpose inspection report which is adequately specified.

If the Client has any doubt about the Scope of this Report please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this report.

If the client fails to implement our recommendations or advice as stated within this Report, the client agrees and accepts that they will not or cannot hold us responsible, as the client had an opportunity to

- Terminate the contract;

- Ask the vendor to rectify or repair; or
- Renegotiate with the vendor.

## 6.4 Disclaimer

Older buildings do not often comply with current building, plumbing, gas and electrical regulations, codes and standards. Observations made may reflect items needing attention to prevent harm or damage to the structure. No comment is made on areas of property where fair wear and tear for age is evident.

The report should be seen as a reasonable attempt to identify any visible defects at the time of the inspection. The report does not cover inaccessible items. The report does not include the identification of unauthorised building work or work not compliant with building regulations. This report is not a certificate of compliance of the property within the requirements of any Act, regulation or local law or by-law. This report is not a warranty against problems developing in the future. Any person who relies upon the contents of this report does so acknowledging that the following clauses both below and at the end of the report. These define the scope and limitations of the inspection and form an integral part of the report. Before you decide to purchase this property you should read and understand all of the information contained herein. If there is anything contained in this report that is not clear or you have difficulty understanding please contact the inspector prior to acting on this report. The extent and thoroughness of the inspection has been limited by way of time, intrusion and risk of doing physical damage to the property being inspected. We have not inspected and parts of the structure which are covered unexposed or inaccessible and are therefore unable to report that any such of the structure is free from defect. Identification of hazardous materials that may be in the building or on or near the property is outside the scope of this inspection. The inspection will limit the reporting of minor defects only on their overall extent. It is not intended to detail each and every minor defect of imperfection.

## 6.5 Limitations

### The Client Acknowledges:

1. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).
2. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.
3. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builders' debris, vegetation, pavements or earth.
4. Australian Standard Inspection of Buildings. Part 1: Property Inspections – Residential Buildings recognizes that a standard property inspection report is not a warranty or an insurance policy against problems developing with the building in the future.
5. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.
6. This report does not include inspection to or assessment of asbestos containing materials.

## 6.6 Areas of Inspection

- The full interior of the building including ceilings, walls, floors, windows, doors and frames, paintwork, cabinetry, floor coverings including tiles, shower screens, electrical appliances, sinks, basins, tapware and under floor space (where accessible)
- The roof space including insulation and structure (where accessible)
- The full exterior of the building.
- Roof covering and gutters (where accessible)
- External areas including drives and fencing, (excluding swimming pools), paths, surface water, retaining walls and detached out buildings.

## 6.7 Areas not inspected

- Inaccessible parts of the property.
- Confined spaces.
- High roofs.
- Unauthorised building work or work not compliant with building regulations.
- Parts of the building under construction.
- Defects only apparent under particular weather conditions
- Defects not apparent due to occupancy
- Title and ownership matters or matters concerning easement's, covenants, restrictions, zoning and all other law related matters.
- Estimation or any cost for rectification works.

In addition to the items detailed in terms & Conditions of Service please note that the report does not cover items excluded by the Australian Standard AS 4349.1-2007 including but not limited to the following:

- Identification of toxic material including asbestos.
- Swimming pools, spas, rain or grey water tanks.
- Drainage systems or underground pipework.
- Footings below ground.
- Concealed damp proof courses or membranes.
- Adequacy of roof drainage.
- Air conditioning units
- Automatic garage door mechanisms.
- Fireplaces or solid fuel heaters.
- Intercom systems.
- Ducted vacuum systems
- Soft floor coverings.
- Utility services and appliances.
- Plumbing and Electrical systems.
- Health hazards
- Lead content
- Areas concealed by wall linings or sidings
- Landscaping
- Rubbish
- Water tanks
- Furniture and accessories
- Energy efficiency
- Lighting efficiency

## 6.8 Limited Access

The report is limited to a visual inspection of areas where safe and reasonable access is available and permitted on the date of the inspection. The inspection will be carried out in accordance with AS4349.1-2007. Areas of the inspection shall cover all safe and accessible areas. It does not report on the condition of engineering, electrical, plumbing, gas or motorized items. It is recommended that an appropriate qualified contractor check out these services prior to purchase.

Readily Accessible Areas means areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. Or where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length.

Tests means where appropriate the carrying out of tests using the following procedures and instruments:

- (a) Dampness Tests means additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to damp problems. Instrument testing using an electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.
- (b) Physical Tests means the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.

Unless specified in writing, the inspection only covered the Readily Accessible Areas of the property.

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Areas, which are not normally accessible, were not inspected and include - but not limited to - the interior of a flat roof or beneath a suspended floor filled with earth.

### 6.8(a) Building Interior

The consultant did not move or remove any ceilings, wall coverings, floor coverings (including carpeting and wooden floorboards), furnishing, equipment, appliances, pictures or other household goods. In an occupied property, furnishings or household items may be concealing evidence of defects, which may only be revealed when the items are moved or removed.

NOTE. In the case of strata and company title properties or other Class 2 buildings or equivalent, if the inspection was limited to assessing the interior of a particular unit or lot, the Client may have additional liability for defects in the common property. This additional liability can only be addressed through the undertaking of a special-purpose inspection report, which is adequately specified.

### 6.8 (b) Building Exterior and Site

The consultant did not move or remove any obstructions such as wall cladding, awnings, trellis, earth, plants, bushes, foliage, stored materials, debris or rubbish, etc. Such items may be concealing defects, which may only be revealed when the items are moved or removed.



## 6.8 (c) Roof Space

Obstructions such as roofing, stored articles, thermal insulation, sarking and pipe/duct work may be concealing evidence of defects, which may only be revealed when the obstructions are moved or removed. Also, bodily access should be provided to the interior of all accessible roof spaces. In accordance with Australian Standard AS 4349 the minimum requirement is a 450 mm by 400 mm access manhole.

## 6.8 (d) Sub Floor Space

Storage of materials in subfloor areas is not recommended as it reduces ventilation and makes inspection difficult. Obstructions may be concealing evidence of defects, which may only be revealed when the obstructions are moved or removed. Bodily access should be provided to all accessible subfloor areas. In accordance with Australian Standard AS 4349 the minimum requirement is a 500 mm x 400 mm access manhole. In the case of suspended floors, if the clearance between the ground and structural components is less than 400 mm, then the ground should be excavated to provide the required clearance, subject to maintaining adequate drainage and support to footings. If the subfloor has been sprayed for subterranean termites or if the area is susceptible to mould growth, appropriate health precautions must be followed before entering the area. Also, special care should be taken not to disturb the treated soil. For further advice consult the person who carried out this report.

## 6.9 Important Notice

Special attention should be given to the Scope, Limitations and Exclusions in this document.

Unless stated otherwise in this Report, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

Importantly, Australian Standard Inspection of Buildings. Part 1: Property Inspections – Residential Buildings recognizes that a standard property report is not a warranty or an insurance policy against problems developing with the building in the future. Accordingly, a preventative maintenance program should be implemented for the property which includes systematic inspections, detection and prevention of incipient failure. Please contact the Consultant who carried out this inspection for further advice.

The presence of dampness is not always consistent as the prevailing and recent weather conditions at the time an inspection is carried out may affect the detection of damp problems. The absence of any dampness at the time of inspection does not necessarily mean the building will not experience some damp problems in other weather conditions. Likewise whether or not services have been used for some time prior to an inspection being carried out will affect the detection of dampness. Also, where a shower recess has been water tested for a minimum of ten (10) minutes, and no leakage was evident, this does not necessarily mean that the shower will not leak after prolonged use. Accordingly, to fully detect and assess a damp problem, may require the monitoring of the building over a period of time.

This inspection and report only deals with the detection, or non-detection of structural damage, conditions conducive to structural damage and any significant defect in the general condition of secondary elements and finishing elements discernible at the time of inspection.

Consideration should also be given to the inspection and assessment of:

Any 'minor fault or defect', i.e. a matter in view of the age, type and condition of the building being inspected, does not require substantial repairs or urgent attention and rectification.

Solving or providing costs for any rectification or repair work.

The structural design or adequacy of any element of construction.

The operation of fireplaces and chimneys.

Any services including building, engineering (electronic), fire and smoke detection or mechanical.

Any swimming pools and associated pool equipment or spa baths and spa equipment or the like.

A review of occupational, health or safety issues such as asbestos content, or the provision of safety glass or swimming pool fencing.

A review of environmental or health or biological risks such as toxic mould.

This additional information or advice may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.

In addition, this inspection and report does not include the inspection and assessment of items or areas that do not fall within the consultant's expertise. Accordingly, consideration should be given to other specialist inspections and services such as: hydraulics; geotechnics; or building, engineering (electronic), fire and smoke detection or mechanical services.

As a matter of course, in the interests of safety, an inspection and assessment of the electrical and plumbing/gas installations should be carried out by a suitably qualified person.

Also, in all parts of mainland Australia, termites are a known problem to timber in service. Therefore, it is recommended that a timber pest inspection and report be carried out in accordance with the Report Systems Australia handbook Timber Pest Detection Reports.

Where possible, the records of the appropriate local authority should be checked to determine or confirm:

Whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip or tidal inundation, or if it is flood prone;

The status of the property and services (e.g. compliance of the building with the provisions of any building Act, code, regulation or by-laws); and

Whether council has issued a building certificate or other notice for the dwelling.

Where appropriate, legal advice (e.g. from a solicitor) should be sought to explain title and ownership matters and to deal with matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters.

This inspection report was produced for the use of the client. The building consultant is not liable for any reliance placed on the report by any third party.

# 7. Our Guarantee

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## 7.1 Our Guarantee

Abel Building Inspections guarantees to provide our service in a proper and workmanlike manner and fit for purpose.

Our report will be unbiased but our findings will benefit the buyer in securing the property on their terms.

If a complaint of our service is received within a reasonable time frame after the report has been received a re inspection or a part refund may be provided.

# 8. Dispute Resolution

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## 8.1 Dispute Resolution

In engaging our services, the client hereby agrees and accepts to abide by our dispute resolution process.

If the client becomes aware of any concern regarding this Report, the client must notify our office immediately. Upon receipt of the client's complaint, we will endeavor to resolve the matter with the client in a telephone conversation. An onsite visit with the client may be required in an effort to address and resolve the matter.

If we are unable to resolve the matter onsite, we will respond to the client's complaint in writing within 14 days. If the client is not satisfied with our response, the client may choose to contact the relevant local authority.

ABEL Building Inspections would like to thank you for selecting us to do a property inspection and report on your behalf. Please be assured that this inspection has been conducted with an unbiased opinion of the state of the property at the time of inspection. I hope the advice contained within the report helps you when making important decisions regarding your property purchase.

If you are happy with my service please email me a testimonial and I will put on my web page. Word of mouth is my biggest customer so please tell family and friends about your experience.